



THE CITY OF SAN DIEGO

Date of Notice: September 5, 2006

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

Job Order Number 42-6791

PROJECT TYPE/NUMBER:	COASTAL DEVELOPMENT PERMIT/110131	
PROJECT NAME:	<u>CORONADO AVENUE UNITS</u>	
APPLICANT:	SAM MONTGOMERY	
COMMUNITY PLAN AREA:	OCEAN BEACH	COUNCIL DISTRICT: 2
CITY PROJECT MANAGER:	Cory H. Wilkinson, Development Project Manager	
MAILING ADDRESS:	1222 First Ave., MS 501, San Diego, CA 92101-4155	
PHONE NUMBER:	(619) 557-7900	

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department Staff will make a decision to either approve, conditionally approve, modify or deny an application for a Coastal Development Permit (Process 2) to demolish existing 953-square-foot residence (built in 1936) to construct 6 residential for-rent units (four, one-bedroom, two-story, 942-square foot, detached cottages; and a two-bedroom, three-story duplex at the rear alley) with 8 on-site, at-grade covered parking spaces off the alley, on a 10,500-square-foot (0.24 acre) site at 4844 Coronado Avenue in the RM-2-4 Zone within the Ocean Beach Precise Plan (25 dwelling units per acre allowed and proposed), Coastal Overlay (non-appealable), Coastal Height Limit, Airport Environs, Airport Approach, Parking Impact, Residential Tandem Parking, Ocean Beach Historic District, and Council District 2.

The decision by City staff will be made **without** a public hearing no less than *eleven (11)* business days from the Date of Notice. If you want to receive a "Notice of Decision", you must submit a written request to the City Project Manager listed above no later than *ten (10)* business days from the Date of Notice.

The decision of the Development Services Department Staff can be appealed to the **Planning Commission**. An appeal must be made within *twelve (12)* business days after the decision date. Appeal applications are available at the Development Services Department, 1222 First Avenue, 3rd Floor, Project Management Reception, San Diego, CA 92101.

This project is undergoing environmental review.

You may contact **Tom Gawronski** of the **Ocean Beach Planning Board** at (619) 224-1280 to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you can call the City Project Manager listed above. This information will be made available in alternative formats upon request.